GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Public Servants – Registration and Stamps – Sri G.Subbarayudu, the then Joint Sub-Registrar at SRO Kadapa Rural (now Retired) – Registration Five (5) Documents at SRO Kadapa Rural, involving properties which are prohibited from registration - Initiation of Departmental Proceedings against Sri G.Subbarayudu, the then Joint Sub-Registrar at SRO Kadapa Rural – Articles of Charges - Issued.

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REVENUE (VIGILANCE-II) DEPARTMENT

G.O.RT.No. 138 **Dated: 19-02-2025**

Read as:-

G.O.Ms.No.50, Revenue (Vig.II) Department, Dated:19.02.2025.

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O R D E R :

In pursuance of the sanction accorded by the Government under sub-clause (i) of clause (b) of sub-rule (2) of Rule 9 of the A.P. Revised Pension Rules, 1980 for instituting departmental proceedings against Sri G.Subbarayudu, the then Joint Sub-Registrar at SRO Kadapa Rural (now Retired), vide G.O. read above, it is proposed to hold an enquiry against Sri G.Subbarayudu, the then Joint Sub-Registrar at SRO Kadapa Rural, in accordance with the procedure laid down in Rule 20 of Andhra Pradesh Civil Services (Classification, Control and Appeal) Rules, 1991.

2. The substance of the imputations of misconduct or misbehaviour in respect of which the inquiry is proposed to be held is set out in the enclosed statement of articles of charge (Annexure-I). A statement of imputations of misconduct or misbehaviour in support of each article of charge is enclosed (Annexure-II). A list of documents by which and a list of witnesses by whom the articles of charge are proposed to be sustained are also enclosed (Annexure-III and IV).

3. Sri G.Subbarayudu, the then Joint Sub-Registrar at SRO Kadapa Rural and SRO Muddanur (now Retired) is directed to submit his written statement of defence, within 10 days of the receipt of this Order.

4. Sri G.Subbarayudu, the then Joint Sub-Registrar at SRO Kadapa Rural (now Retired) is informed that an inquiry will be held only in respect of those articles of charge as are not admitted. He should, therefore, specifically admit or deny each article of charge.

5. Sri G.Subbarayudu, the then Joint Sub-Registrar at SRO Kadapa Rural (now Retired) is further informed that if he does not submit his written statement of defence on or before the date specified in para 3 above, or does not appear in person before the inquiring authority or otherwise fails or refuses to comply with the provisions of Rule 20 of Andhra Pradesh civil Services (CCA) Rules, 1991, or the orders / directions issued in pursuance of the said rules, the inquiring authority may hold the inquiry against him ex parte.

6. The receipt of this G.O may be acknowledged.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.P.SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
Sri G.Subbarayudu, the then Joint Sub-Registrar at SRO Kadapa Rural (now Retired) (Enclosed Annexures I to IV) through the Commissioner & Inspector

(P.T.O)

General, Registration & Stamps, Andhra Pradesh, Tadepalli (with a request to serve the order on the individual and send the served copy with dated signature to Government).
The Commissioner & Inspector General, Registration & Stamps, Andhra Pradesh,
Tadepalli.
Copy to:
The Deputy Inspector General, Registration & Stamps, Kadapa.
SF / SC

// FORWARDED BY ORDER //

SECTION OFFICER

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ANNEXURE – I

STATEMENT OF ARTICLES OF CHARGES FRAMED AGAINST SRI G.SUBBARAYUDU, THE THEN JOINT SUB-REGISTARAR AT SRO KADAPA RURAL, RETIRED ON 31.01.2021, ON ATTAINING THE AGE OF SUPERANNUATION.

Charge - I:

That you, Sri G. Subbarayudu, Joint Sub Registrar who retired on 31.01.2021 on attaining the age of superannuation, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, have registered Document No: 5277/2019 (Sale Deed), affecting property in Sy. No: 700/8 extent Ac.2.00 Cents of Mamillapalle Revenue Village, Chinthakommadinne (M), which is prohibited from registration under Section 22 – A of Registration Act, 1908, vide District Collector, Kadapa, Ref. No. POT/364/2016, Dated: 10.03.2018.

The property in Sy. No: 700/8 extent of Ac.2.00 Cents of Mamillapalli village fields Chinthakommadinne Mandal was registered vide Document No: 5277/2019 of SRO Kadapa Rural, even though the entire extent of Ac.16.14 Cents in the survey number 700 of Mamillapalle Revenue Village, Chinthakommadinne (M), was listed as prohibited from registration as per the prohibited list furnished under Section-22(A)(1) of the Registration Act, 1908 to the Sub Registrar, Kadapa Rural. Hence, Sri G. Subbarayudu, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has registered the document No: 5277/2019, without proper scrutiny which is in gross violation of Section 22 (A) of the Registration Act, 1908.

Thus by the above mentioned act, Sri G. Subbarayudu, retired Sub Registrar, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has exhibited lack of integrity, devotion to duty, conduct unbecoming of a Government Servant and has caused embarrassment to the Department and thereby contravened Rules 3(1), (2) and (3) of the Andhra Pradesh Civil Services (Conduct) Rules, 1964.

Charge - II:

That you, Sri G. Subbarayudu, Joint Sub Registrar who retired on 31.01.2021 on attaining the age of superannuation, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, have registered Document No: 5278/2019 (Settlement Deed) of SRO Kadapa Rural, affecting property in Sy. No: 700/8 extent Ac.2.50 Cents of Mamillapalle Revenue Village, which is prohibited from registration under Section 22 – A of Registration Act, 1908, vide District Collector, Kadapa, Ref. No. POT/364/2016, Dated: 10.03.2018.

The property in Sy. No: 700/8 extent of Ac.2.50 Cents of Mamillapalli village fields Chinthakommadinne Mandal was registered vide Document No:5278/2019 of SRO Kadapa Rural, even though the entire extent of Ac.16.14 Cents in the survey number 700 of Mamillapalle Revenue Village, Chinthakommadinne (M), was listed as prohibited from the registration as per the prohibited list furnished under Section-22(A)(1) of the Registration Act, 1908 to the Sub Registrar, Kadapa Rural. Hence, Sri G. Subbarayudu, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has registered the document No: 5278/2019, without proper scrutiny which is in gross violation of Section 22 (A) of the Registration Act, 1908.

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Thus by the above mentioned act, Sri G. Subbarayudu, retired Sub Registrar, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has exhibited lack of integrity, devotion to duty, conduct unbecoming of a Government Servant and has caused embarrassment to the Department and thereby contravened Rules 3(1), (2) and (3) of the Andhra Pradesh Civil Services (Conduct) Rules, 1964.

Charge - III:

That you, Sri G. Subbarayudu, Joint Sub Registrar who retired on 31.01.2021 on attaining the age of superannuation, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, have registered Document No: 5279/2019 (Sale Deed) of SRO Kadapa Rural, affecting property in Sy. No: 700/8 extent Ac.0.50 Cents of Mamillapalle Revenue Village, which is prohibited from registration under Section 22 – A of Registration Act, 1908 vide District Collector, Kadapa, Ref. No. POT/364/2016, Dated: 10.03.2018.

The property in Sy. No: 700/8 extent of Ac.0.50 Cents of Mamillapalli village fields Chinthakommadinne Mandal was registered vide Document No:5279/2019 of SRO Kadapa Rural, even though the entire extent of Ac.16.14 Cents in the survey number 700 of Mamillapalle Revenue Village, Chinthakommadinne (M), was listed as prohibited from the registration as per the prohibited list furnished under Section-22(A)(1) of the Registration Act, 1908 to the Sub Registrar, Kadapa Rural. Hence Sri G. Subbarayudu, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has registered the document No: 5279/2019, without proper scrutiny which is in gross violation of Section 22 (A) of the Registration Act, 1908.

Thus by the above mentioned act, Sri G. Subbarayudu, retired Sub Registrar, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has exhibited lack of integrity, devotion to duty, conduct unbecoming of a Government Servant and has caused embarrassment to the Department and thereby contravened Rules 3(1), (2) and (3) of the Andhra Pradesh Civil Services (Conduct) Rules, 1964.

Charge - IV:

That you, Sri G. Subbarayudu, Joint Sub Registrar who retired on 31.01.2021 on attaining the age of superannuation, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, have registered Document No: 5520/2019 (GPA) of SRO Kadapa Rural, affecting property in Sy. No: 700/7 Ac.3.00 Cents of Mamillapalle Revenue Village, which is prohibited from registration under Section 22 – A of Registration Act, 1908 vide District Collector, Kadapa, Ref. No. POT/364/2016, Dated: 10.03.2018.

The property in Sy. No: 700/7 extent of Ac.3.00 Cents of Mamillapalli village fields Chinthakommadinne Mandal was registered vide Document No:5520/2019 of SRO Kadapa Rural, even though the entire extent of Ac.16.14 Cents in the survey number 700 of Mamillapalle Revenue Village, Chinthakommadinne (M), was listed as prohibited from the registration as per the prohibited list furnished under Section-22(A)(1) of the Registration Act, 1908 to the Sub Registrar, Kadapa Rural. Hence, Sri G. Subbarayudu, while working as Sub Registrar, S.R.O. Kadapa Rural, has registered the document No: 5520/2019, without proper scrutiny which is in gross violation of Section 22 (A) of the Registration Act, 1908.

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Thus by the above mentioned act, Sri G. Subbarayudu, retired Sub Registrar, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has exhibited lack of integrity, devotion to duty, conduct unbecoming of a Government Servant and has caused embarrassment to the Department and thereby contravened Rules 3(1), (2) and (3) of the Andhra Pradesh Civil Services (Conduct) Rules, 1964.

Charge - V:

That you, Sri G. Subbarayudu, Joint Sub Registrar who retired on 31.01.2021 on attaining the age of superannuation, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, have registered Document No: 5521/2019 (Settlement Deed) of SRO Kadapa Rural, affecting property in Sy. No: 700/7 Ac.2.00 Cents of Mamillapalle Revenue Village, which is prohibited from registration under Section 22 – A of Registration Act, 1908 vide District Collector, Kadapa, Ref. No. POT/364/2016, Dated: 10.03.2018.

The property in Sy. No: 700/7 extent of Ac.2.00 Cents of Mamillapalli village fields Chinthakommadinne Mandal was registered vide Document No:5521/2019 of SRO Kadapa Rural, even though the entire extent of Ac.16.14 Cents in the survey number 700 of Mamillapalle Revenue Village, Chinthakommadinne (M), was listed as prohibited from the registration as per the prohibited list furnished under Section-22(A)(1) of the Registration Act, 1908 to the Sub Registrar, Kadapa Rural. Hence Sri G. Subbarayudu, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has registered the document No: 5521/2019, without proper scrutiny which is in gross violation of Section 22 (A) of the Registration Act, 1908.

Thus by the above mentioned act, Sri G. Subbarayudu, retired Sub Registrar, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has exhibited lack of integrity, devotion to duty, conduct unbecoming of a Government Servant and has caused embarrassment to the Department and thereby contravened Rules 3(1), (2) and (3) of the Andhra Pradesh Civil Services (Conduct) Rules, 1964.

Charge - VI:

That you, Sri G. Subbarayudu, Joint Sub Registrar who retired on 31.01.2021 on attaining the age of superannuation, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, have registered Document No's: 5277/2019, 5278/2019, 5279/2019, 5520/2019 & 5521/2019 of SRO Kadapa Rural, affecting Sy. No's: 700/8, 700/7 of Mamillapalle Revenue Village, without verifying ROR/1B/Adangal. Hence, the Joint Sub Registrar, SRO Kadapa Rural, has registered the document without proper verification and in violation of ROR Act and instructions issued by Commissioner of Land Administration, Andhra Pradesh, Circular Memo No. 2/162/1/2012, dated 02.07.2013 and C & I.G., A.P., Hyderabad Circular Memo No. G1/9732/2013, dated 17.03.2013, Commissioner and Inspector General of Registration and Stamps, A.P., vide Circular Memo No. G1/1249/2012, dated 25.06.2016 and Commissioner and Inspector General(R&S) Circular Memo No. G3/12238/2014, dated 07.09.2015 in which instructions were issued that verification of the passbooks/ title deeds (ROR/ Adangal electronically) was compulsory if the extent exceeds 10 cents per document.

Thus by the above mentioned act, Sri G. Subbarayudu, retired Sub Registrar, while working as Joint Sub Registrar, S.R.O. Kadapa Rural, has

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exhibited lack of integrity, devotion to duty, conduct unbecoming of a Government Servant and has caused embarrassment to the Department and thereby contravened Rules 3(1), (2) and (3) of the Andhra Pradesh Civil Services (Conduct) Rules, 1964.

R.P.SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

// FORWARDED BY ORDER //

SECTION OFFICER

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ANNEXURE – II

STATEMENT OF IMPUTATIONS OF MISCONDUCT IN SUPPORT OF THE ARTICLES OF CHARGES FRAMED AGAINST SRI G.SUBBARAYUDU, THE THEN JOINT SUB-REGISTARAR AT SRO KADAPA RURAL, RETIRED ON 31.01.2021, ON ATTAINING THE AGE OF SUPERANNUATION.

Sri G. Subbarayudu, Sub Registrar, (retired) is a native of YSR Kadapa District. His date of birth is 16.01.1961. He joined into the Government service as Junior Assistant on 02.01.1989 and further promoted as Senior Assistant and Sub Registrar Grade–II and retired from service on attaining the age of superannuation (i.e 60 Years) on 31.01.2021.

Charge – I to VI:

The District Registrar, Kadapa, in his Lr.No: G1/1721/2023 Dated:20.12.2023, has submitted that, the grievance of the Complainant is that, the Sub Registrar, Kadapa Rural has registered the land to an extent of Ac.10.00 Cents with Sy.No.700/7 and 700/8 of Mamillapalli village fields vide Doct.Nos.5277/2019, 5278/2019, 5279/2019, 5520/2019 and 5521/2019 though the main Sy. No.700 is not sub-divided by giving a go-bye to the Rules of the Government and take necessary action in the interests of public by cancelling the illegal registrations and safeguard the Government Lands.

The District Registrar, Kadapa, has submitted that, the total extent of Sy.No.700 of Mamillapalli village fields of C.K.Dinne Mandai is Ac.16.14 Cents as per the Record namely the Register of Holdings (RH).

Section 22-A Prohibited Property List Status:

The Prohibited Property List communicated under Section -22(A)(1) of the Registration Act, 1908 is as follows, in respect of Sy.No.700.

Sl.No	Name of the Village	Survey Number	Extent	Nature of Prohibition
1.	Mamillapalle	700/1	0.35	Government Land
2.	-do-	700/2	10.95	Government Land
3.	-do-	700/3	1.36	Government Land
4.	-do-	700/4	1.50	Government Land
5.	-do-	700/4	1.22	Government Land
6.	-do-	700/5	0.76	Government Land
		Total	16.14	

He submitted that the E.C. clearly shows the following registrations in respect of Sy.No.700 and its Sub division Letters from 700/1 to 700/10.

Sl. No	Sy.No	Ext. (in Acres)	Name of the Executant	Name of the Claimant	Doct. No/Year & Date of Regn.	Nature & Value of the Doct.
1.	700/1	1.50	Podamekala Nagamma	Nagireddipalli PACS	9572/2006 Dt: 31.08.2006	Mortgage Deed by Small Farmers for Rs.25000/-
2.	700/4	1.50	Podamekala Nagamma	Dasari Chandra Sekhar	7114/2012 Dt: 5.9.2012	Sale Deed for Rs.9,00,000/-

3.	700/8	2.00	Uppu Subbarathnamma	Kotapati Sridhar	5277/2019 Dt: 4.7.2019	Sale Deed for Rs.25,42,000/-
4.	700/8	2.50	-do-	Uppu Krishna Veni	5278/2019 Dt: 5.7.2019	Settlement Deed for Rs.31,77,000/-
5.	700/8	5.00	-do-	GangireddiVenkatanatha Reddy	5279/2019 Dt: 5.7.2019	Sale Deed for Rs.6,36,000/-
6.	700/7	3.00	Principals: 1.Kommalapati Ammulu 2.Valluru Anthonamma	Agent: Kotapati Sridhar	5520/2019 Dt: 9.7.2019	General Power of Attorney for Rs.38,14,000/-
7.	700/7	2.00	1.Kommalapati Ammulu 2.ValluruAnthonamma	Kukatlapalli Vijaya Jyothi	5521/2019 Dt: 9.7.2019	Settlement Deed for Rs.25,42,000/-

Furthermore, the District Registrar, Kadapa, has submitted that, of the above registrations, the three documents bearing Doct. Nos. 5277/2019, 5278/2019 & 5279/2019 were executed by Uppu Subbarathnamma W/o V L N Murthy and the two documents Nos.5520/2019 & 5521/2019 were executed by K.Ammulu W/o K.Jayapaul and Valluru An thonamma W/o V Abbanna. The recitals clearly show that the executants stated that property was acquired by them from their ancestra l who were allotted the said properties by the Revenue authorities under x-servicemen quota. And the market value adopted in the documents was Rs.12,71,000/ - per Acre. But on perusal of documents, it is revealed that there was no proof enclosed to the documents regarding the allotment of the said land to the ancestral of the executants by the Revenue authorities except the recitals in the documents. And on perusal of RoR /Adangal, it is revealed that the Sy.Nos. mentioned in the documents i.e.Sy.No.700/7 & 700/8 are not forthcoming. As per the RoR/Adangal , the main Sy. No. 700 was subdivided into 6 Sub-divisions only as follows.

Sl.No	Name of the Village	Survey No	Extent
1.	Mamillapalle	700/1	0.35
2.	-do-	700/2	10.95
3.	-do-	700/3	1.36
4.	-do-	700/4	1.50
5.	-do-	700/4	1.22
6.	-do-	700/5	0.76
		Total	16.14

Further, submitted that on perusal of the prohibited list furnished under Section-22(A)(1) of the Registration Act, 1908 to the S ub Registrar, Kadapa Rural, the Revenue authorities it is noticed that the entire extent of Ac.16.14 in the above survey numbers was listed as prohibited from the registration. But, violating the provisions laid down under Section-22(A)(1) the then Sub Registrar, Kadapa Rural processed the above said document for registration.

Further he has submitted that, as per the instructions issued in the Commissioner and Inspector General of Registration and Stamps, A.P., Vijayawada vide Circular Memo No.G3/12238/2014, dt. 078-09-2015 the

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Sub Registrar should verify the RoR/Adangal before registration. If the extent of the property is more than 10 cents per a document and the seller name is found in the Webland against the said extent, the Sub Registrar shall proceed with the registration. But on perusal of the Webland, the Sy . No.s. 700/7 and 700/8 are not at all forthcoming in the RoR and the then Sub Registrar , Kadapa Rural registered the said documents violating the above circular instructions. Sri G.Subbarayudu (Retired) is the Sub Registrar, Kadapa Rural on the dates noted above and Sri G.Subbarayudu registered the Doct. Nos. 5277/2019, 5278/2019, 5279/2019, 5520/2019 and 5521/2019.

Thus, the Government servant (retired), by his above mentioned act has exhibited lack of absolute integrity, devotion to duty, conduct unbecoming of a Government Servant and has caused embarrassment to the Department in as much as while acting as Joint Sub-Registrar, S.R.O. Kadapa Rural, (now retired). He has failed to follow the provisions of Section 22 – A, of Registration Act.

Thus, he has rendered himself liable for disciplinary action for major penalty.
Hence the charges.

R.P.SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

// FORWARDED BY ORDER //

SECTION OFFICER

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ANNEXURE-III

LIST OF DOCUMENTS BY WHICH THE ARTICLES OF CHARGE FRAMED AGAINST SRI G.SUBBARAYUDU, THE THEN JOINT SUB-REGISTARAR AT SRO KADAPA RURAL (RETIRED) ARE PROPOSED TO BE SUSTAINED.

1. District Registrar, Kadapa, Lr. No. G1/1721/2023, Dated: 20.12.2023.
2. Prohibited Property List Communicated by the District Collector, Kadapa, vide Lr.No: POT/364/2016, Dated: 10.03.2018.

R.P.SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

// FORWARDED BY ORDER //

SECTION OFFICER

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ANNEXURE-IV

LIST OF WITNESSES BY WHOM THE ARTICLES OF CHARGE FRAMED AGAINST SRI G.SUBBARAYUDU, THE THEN JOINT SUB-REGISTARAR AT SRO KADAPA RURAL AND SRO MUDDANUR (RETIRED) ARE PROPOSED TO BE SUSTAINED.

-Nil-

R.P.SISODIA
SPECIAL CHIEF SECRETARY TO GOVERNMENT

// FORWARDED BY ORDER //

SECTION OFFICER